



ARBORICULTURAL REPORT & Impact Assessment to BS5837:2012 at:

***1 Springside View,
Bury,
BL8 4LU***

Prepared for:
Transform Architects

Date: October 2021

Reference: AWA3943



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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by Transform Architects to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

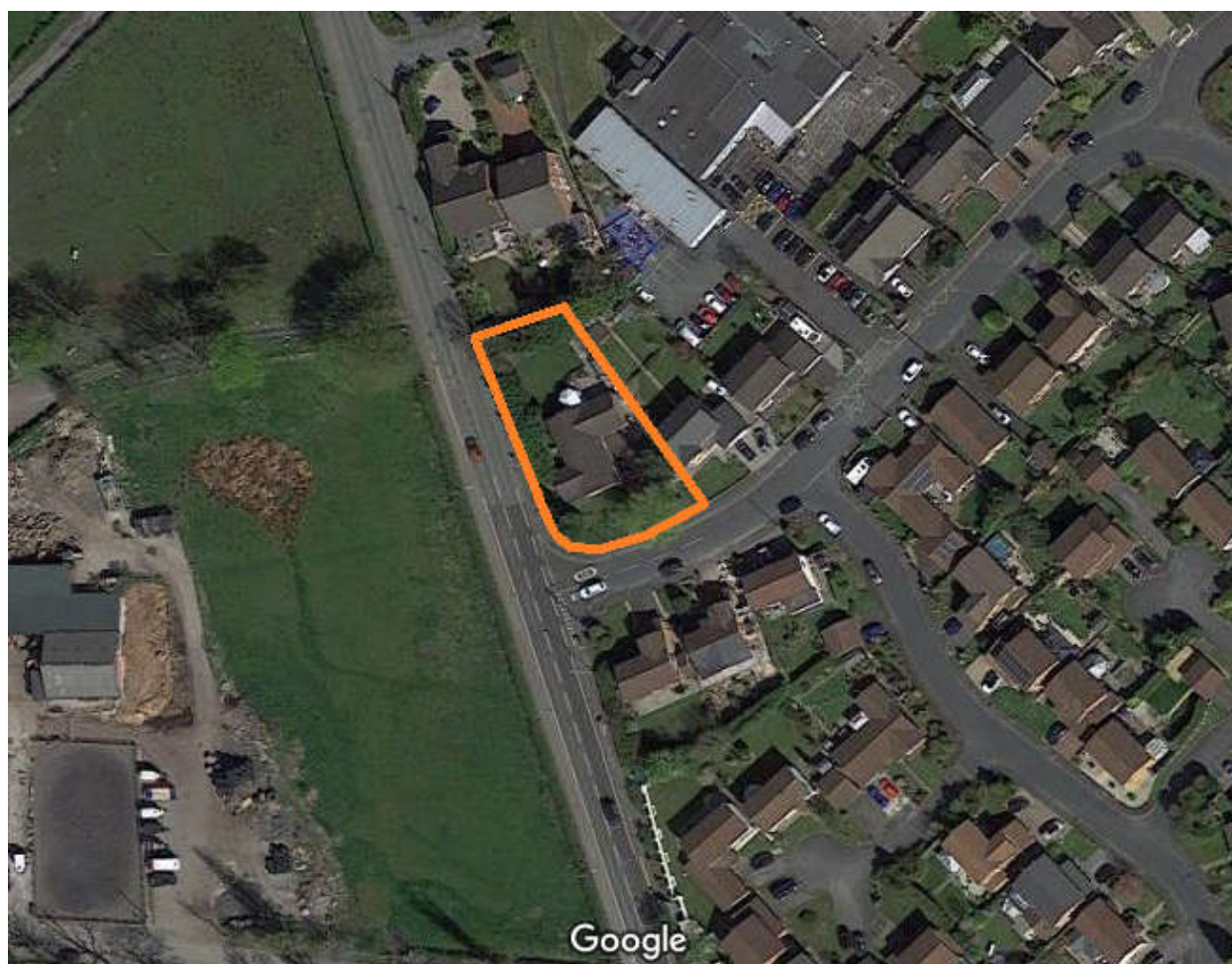
1.2 Survey Details

- 1.2.1 The survey took place during August 2021.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Mr Adam Winson Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principle and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Mr James Godfrey BA (Hons), Cert Arb L3, Level 4 Forestry and Arboriculture, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located in the market town of Bury, in the Metropolitan Borough of Bury, Greater Manchester.
- 2.1.2 The site comprises a residential property with associated gardens and landscaping. The house is located within the central area of the site of the site. Neighbouring properties lie on the northern and eastern boundary. To the south is Springside View and Brandlesholme Road runs along the western boundary.
- 2.1.3 The approximate area of the survey is highlighted in the image below (Google Earth, 2021):



3. The Trees

3.1 Legal

- 3.1.1 An online search has been carried out with Bury Council on 6th October 2021 to ascertain whether any trees at the site are located within a Conservation area or are protected by a Tree Preservation Order (TPO). As of this date no trees within the site are legally protected.
- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a further check should be made with the Local Planning Authority to confirm if any trees are covered by a Tree Preservation Order or are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).
- 3.1.3 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.4 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 10 items of woody vegetation, comprised of 8 individual trees and 2 groups of trees or shrubs or hedges.
- 3.2.2 Of the surveyed trees: 2 trees are retention category 'B', and the remaining 8 trees and groups are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The rear garden of the property primarily consists of two Cypress hedges that border the northern and western boundaries – G1 and G4 – and T3, a semi-mature Oak located in the northern corner.
- 3.2.5 G1 and G4 provide effective screening of the neighbouring property and road to the west, however, they add little amenity and are very low value. T2 is a fastigiate Cypress growing on the eastern aspect of G1 that provides

additional screening but is equally of low value.

- 3.2.6 T3 is located in a relatively prominent position, visible from Brandlesholme Road to the west as well as within the site. It appears in good health and offers good long-term potential.
- 3.2.7 T5, T6, and T7 surround the properties driveway to the front of the property.
- 3.2.8 A semi-mature Weeping Willow T7, is a prominent tree, with good form and adds variety to the local treescape. T5 and T6 are a Black Pine and Magnolia respectively, both form part of a small boundary shrub bed. Both trees provide screening of the neighbouring residence, yet are both low value.
- 3.2.9 T8 and T9 are both fastigate Cypress species that provide screening but have outgrown the small rockery they have been planted in.
- 3.2.10 The tree Root Protection Area (RPA) detailed on the Tree Constraints Plan at Appendix 5 has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 3.2.11 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.
- 3.2.12 The RPA for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.3 Photographs



Photo 1: G1 and T2, looking south-west



Photo 2: T3 in between G1 and G4, looking west



Photo 3: G4, looking north



Photo 4: T7, looking east



Photo 5: T5, looking east



Photo 6: T8, T9, and T10, looking south

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to build an extension onto the existing dwelling with detached garden room and associated access, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, one tree and a small section of one tree group will require removal as their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal are T2 and around 2.5m of the southern section of G1. These trees have been identified in red on the attached Tree Plan at Appendix 4.
- 4.2.3 T2 is a low value, retention category 'C' Cypress that would not tolerate the pruning works required for its retention within the development. The removal of the 2.5m of southern section of G1 will have negligible negative impact.
- 4.2.4 Due to the low value of the tree to be removed, removals will have only a negligible negative arboricultural impact. The retention of T3 and the remaining hedging within the rear garden will minimise the loss of visual amenity from the surrounding areas. The trees selected for retention will provide an important element of green infrastructure, provide visual amenity and complement the new development.
- 4.2.1 G1 and G4 will require minor pruning works to facilitate the development (as detailed in Appendix 4). It is likely the trees will readily tolerate these works. The amenity value they provide will not be significantly impacted, providing care is taken during pruning not to cut beyond the green growth into the branches beneath.
- 4.2.2 T7 will require crown lifting to 4m in order to facilitate the new parking area to the north. The pruning works would cause very minor wounds to the tree and it will readily tolerate these pruning works with no negative impacts or loss of amenity.

4.3 Indirect Impacts

- 4.3.1 Potentially damaging activities are proposed in the vicinity of retained trees. The proposed new garden room and associated landscaping are situated within the RPA of T3. The construction within the RPA can have negative impacts on tree roots, however, provided the proposed new garden room and associated landscaping can be constructed using specialist minimal dig foundations which will not damage tree roots, such as pad type foundations or pile and beam type foundations, the construction of the garden room should not have a significant impact on the retained adjacent trees, provided care is taken during construction.
- 4.3.2 New landscaping is proposed that encroaches into the edge of the RPA of T5, T7, and T8. The construction of hard surfaces within the RPA can have negative impacts on tree roots.
- 4.3.3 The encroachment into the RPA of T8 is very minor and as such, it is unlikely that significant roots will be within these areas and the retained tree should remain largely unaffected by the works, providing care is taken during construction.
- 4.3.4 The existing hard standing driveway to the west of T5 and east of T7 is likely to have limited the trees' root extension into these areas. The remaining encroachment into the RPA of T5 is very minor and the tree will likely tolerate these works, provided care is taken.
- 4.3.5 The widening of the driveway encroaches into the RPA of T7. The potential negative impacts from these works can be minimised by hand-digging within this area, taking care not to damage any significant roots and ensuring a porous final surface is used.
- 4.3.6 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

- 4.4.1 The development of the site provides opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

- 4.5.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.
- 4.5.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed



.....

Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM.

7th October 2021

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Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Mr Adam Winson Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered

Adam is the company Director and Principle Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major multimillion pound housing developments and infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the Crown Court.

Mr James Brown BSc (Hons) Arboriculture, MArborA, PTI (Lantra)

James has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Forester's Student award. He is a Professional Member of the Arboricultural Association and an Associate of the Institute of Chartered Foresters. James joined AWA in 2016, after previously working in Europe's largest tree nursery and has experience of Local Authority tree officer work. His main work consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

Dr Felicity Stout Ph.D, MA, BA (Hons), Cert Ed (Forestry), TechArborA, PTI (Lantra)

Felicity has worked in the tree care profession for the last 10 years. She has a Certificate in Higher Education in Forestry, with a focus on Urban Forestry. She has practical arboricultural contractor experience and is a qualified and experienced Social Forestry practitioner. Felicity has a PhD in History, with a particular interest in the history of woodland and tree management and has published in The Arboricultural Journal on this subject.

Mr Tom Readman Cert Arb L3, Level 4 Forestry and Arboriculture, Valid Tree Risk-Benefit Validator

Tom joined AWA from his previous role as a tree risk surveyor with Harrogate Borough Council, where he undertook tree risk surveys at a range of sites and prescribed suitable works. Tom also has extensive previous experience as a climbing arborist. Tom achieved at Distinction Star, and was recognised as the student of the year, in the Extended Diploma in Forestry and Arboriculture and is now completing a Foundation Degree in Arboriculture, while working at AWA. Tom's work focuses on tree risk surveys and accurate tree data collection for development projects to BS 5837:2012.

Mr James Godfrey BA (Hons), Cert Arb L3, Level 4 Forestry and Arboriculture, TechArborA

James has extensive arboricultural experience working as a team leader in both the public and private sector. Achieving a Distinction Star in the Extended Diploma in Forestry and Arboriculture allowed James to utilise this knowledge in order to inform the maintenance and wellbeing of trees across the UK over the course of his career. During his time at Darlington Borough Council, James was responsible for on-site assessment and advising of remedial works for council owned trees. Currently, James is completing a Foundation Degree in Arboriculture and Tree Management, while working at AWA.

Mr David Miller BA (Hons), PGCE education, Dip Arboriculture Level 4

David joined AWA after having managed his own tree care team for 8 years and gained a wealth of experience in the tree care industry. Prior to this David spent 10 years working in secondary mainstream and special education. David has also travelled worldwide, mainly trekking and running. His main work at AWA consists of tree surveys for development projects and preparing Tree Protection Schemes to BS 5837:2012.

Appendix 2: Survey Methodology and Limitations of Report

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS5837 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - 'Tree Work: Recommendations'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

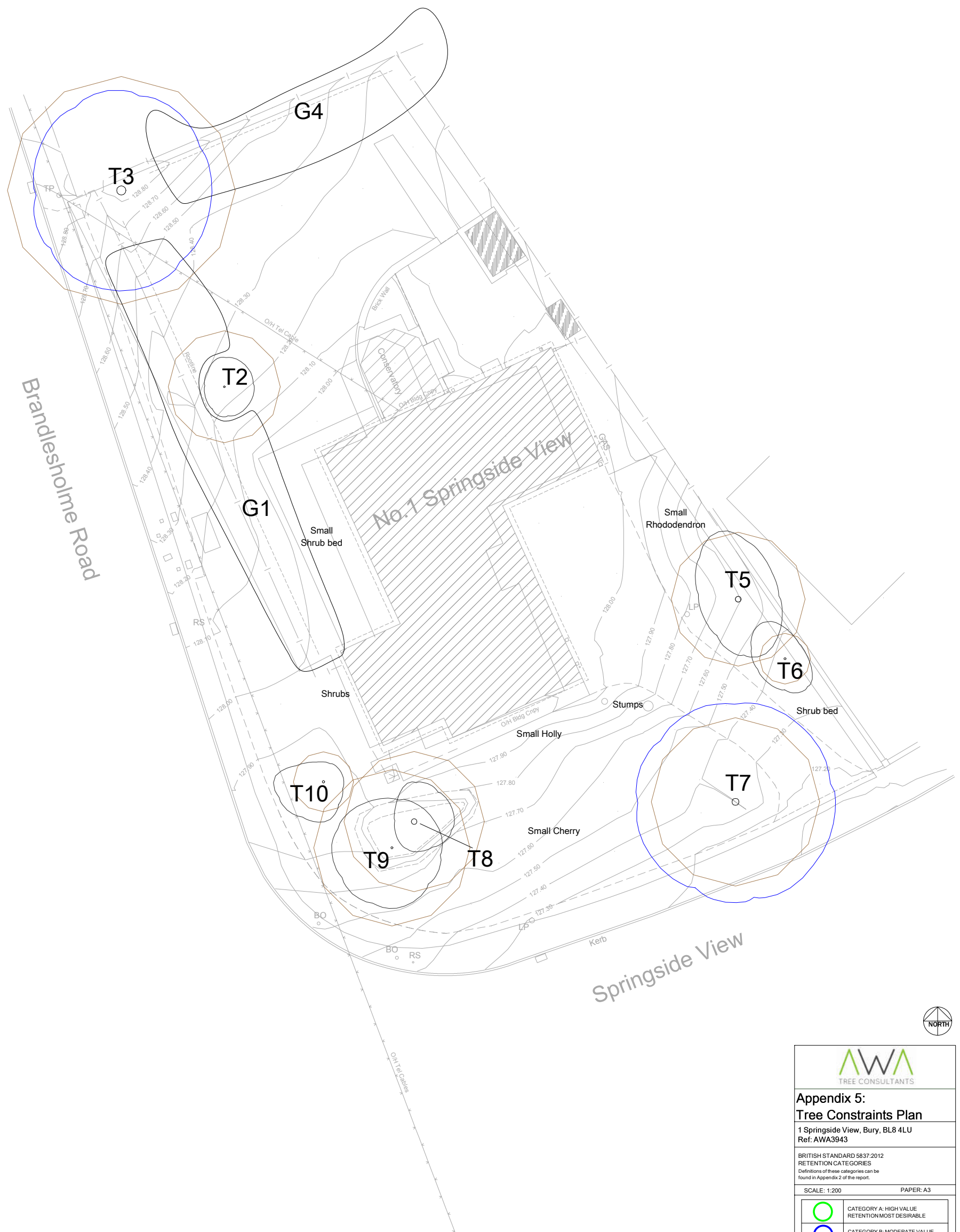
C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees for removal. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements				Crown (m)				Tree Condition								Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
G1	Leyland Cypress	<i>Cupressus</i> × <i>leylandii</i>	Semi-mature	9	10+	170 avg	Yes	0	See Plan				Cypress boundary hedge. Southern aspect by house contains small amount of Cherry Laurel as an understorey. Previously topped at 5m. All stems are vertical, running straight along fence. BT wire runs through west to east. Western aspect trimmed to fence line				Fair	Fair	20 to 40 yrs	Low	C	2.5m southern section of hedge to be removed and pruning of remaining eastern aspect to facilitate development
T2	Cypress	<i>Cupressus</i> sp.	Semi-mature	8.5	8	80 avg	Yes	0	1.5	1.5	1.5	1	Increase in soil level	Multiple stemmed at base. Vertical. Old pruning wounds. Stubs. Tight union. Partially included bark	Minor deadwood. Snapped /hanging branches	Soil and organic material piled to west of stem. Western crown has browned due to shading from G1	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T3	Pedunculate Oak	<i>Quercus robur</i>	Semi-mature	13	1	460	No	5.5	5	4.5	5	4.5	No visual defects	Single stemmed at base, multiple stemmed at 2m. Vertical. Epicormic growths. Old pruning wounds. Stubs	Minor deadwood. Snapped /hanging branches	Part of a small raised bed	Fair	Good	>40 yrs	Moderate	B	No works required
G4	Leyland Cypress	<i>Cupressus</i> × <i>leylandii</i>	Semi-mature	9	1	210	Yes	0	See Plan				Cypress boundary hedge previously topped at 2m in the past. Provides effective screening to rear of adjacent property to the north				Fair	Fair	20 to 40 yrs	Low	C	Prune southern aspect to facilitate development
T5	Black Pine	<i>Pinus nigra</i>	Semi-mature	8	1	270	No	3	3.5	2	3	2	No visual defects	Single stemmed. Vertical. Old pruning wounds. Stubs. Bark damage	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches	Grownmg within shrub bed. Trimmed back from adjacent property to the east. Holly understorey	Fair	Fair	>40 yrs	Low	C	No works required

	Tree Species			Measurements				Crown (m)				Tree Condition								Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T6	Magnolia	Magnolia sp.	Young	4.5	4	70 50 40 40	Yes	0.5	2	1	2	1.5	No visual defects. Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Tight union. Partially included bark	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches		Fair	Fair	20 to 40 yrs	Low	C	No works required
T7	Weeping Willow	Salix babylonica	Semi-mature	14	1	340	No	2	5	5	5	5	Exposed roots	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches	Overhangs footpath to the south and drive to the east and north. Shows good form. Roots appear to be lifting driveway to east. Exposed roots to the west show mower damage	Good	Fair	20 to 40 yrs	Moderate	B	Lift crown to 4m to facilitate development
T8	Cypress	Cupressus sp.	Semi-mature	8.5	2	200 200	No	0.5	2	2	1.5	1	No visual defects	Single stemmed at base, twin stemmed at 0.5m. Vertical. Old pruning wounds. Stubs. Tight union. Partially included bark	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches	Outgrown small rockery	Fair	Fair	>40 yrs	Low	C	No works required

Tree Species				Measurements				Crown (m)				Tree Condition							Value		Management	
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Ave Height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T9	Cypress	Cupressus sp.	Semi-mature	6.5	10+	100 avg	Yes	1	2.5	2.5	3	3	No visual defects	Multiple stemmed at base. Vertical. Old pruning wounds. Stubs. Cup-like union collecting dirt/water. Partially included bark. Tight union	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches	Outgrown small rockery. Shrubby form	Fair	Fair	20 to 40 yrs	Low	C	No works required
T10	Cherry	Prunus sp.	Young	3.5	3	70 70 70	No	1	1	1	2	2.5	No visual defects	Single stemmed at base, multiple stemmed at 1m. Vertical. Old pruning wounds. Stubs	Old pruning wounds. Cavities. Minor deadwood. Snapped /hanging branches		Fair	Fair	20 to 40 yrs	Low	C	No works required





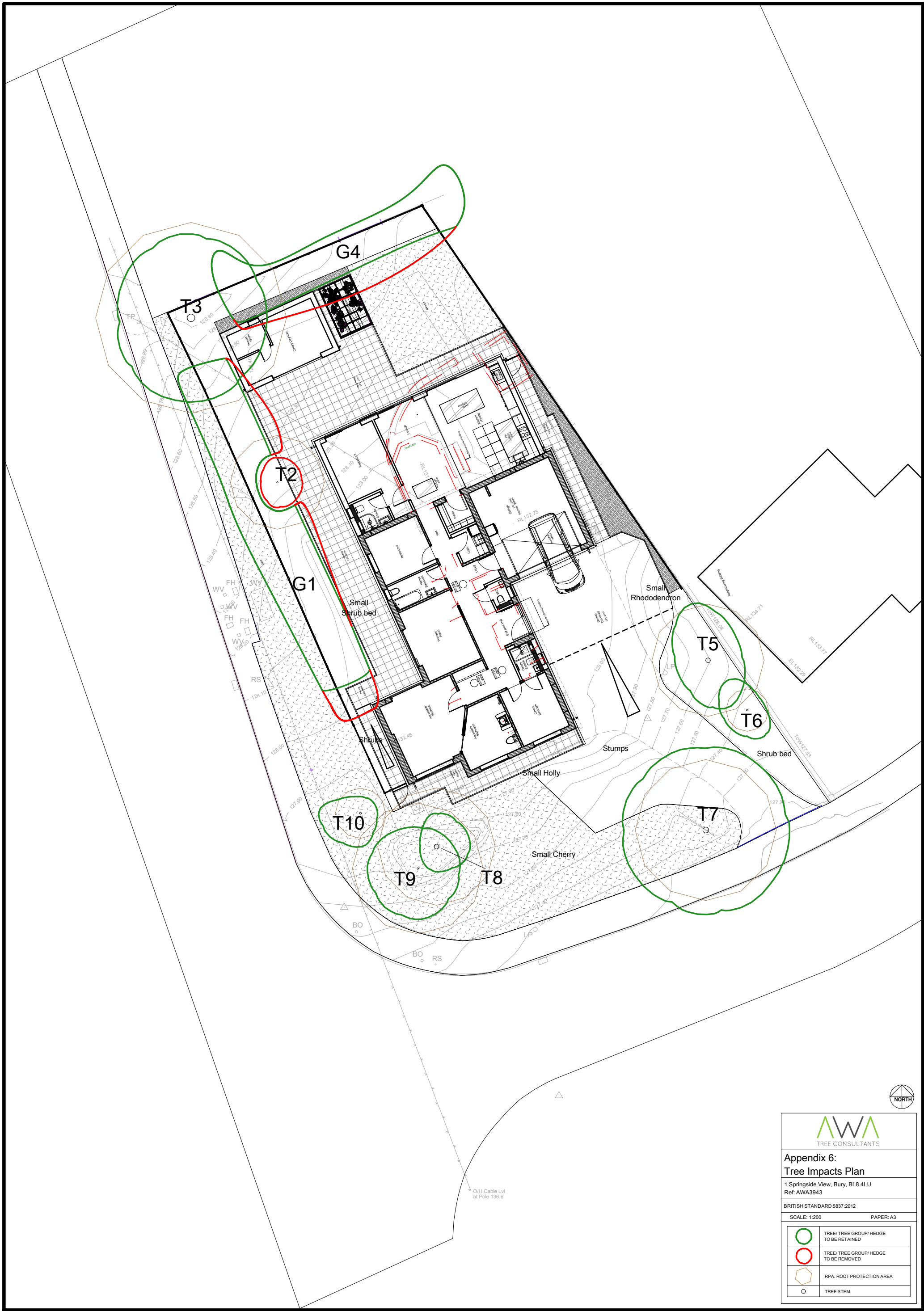
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Appendix 5:
Tree Constraints Plan
1 Springside View, Bury, BL8 4LU
Ref: AWA3943

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be
found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A3

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: FOR REMOVAL
	RPA: ROOT PROTECTION AREA
	TREE STEM





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Appendix 6:
Tree Impacts Plan

1 Springside View, Bury, BL8 4LU
Ref: AWA3943

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM